083.0	0007	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	735,300 /	735,300
USE VALUE:	735,300 /	735,300
ASSESSED:	735,300 /	735,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY BRUCE M
Owner 2:	BUCKLEY NATASHA QUINLAN
Owner 3:	
Street 1:	71 PARK AVENUE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFFY ANDREW L & LAUREN K -
Owner 2:	-
Street 1:	71 PARK AVENUE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1733 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4281.000	351,400		383,900	735,300
Total Card	0.098	351,400		383,900	735,300
Total Parcel	0.098	351,400		383,900	735,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.20 | /Parcel: 424.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52374
GIS Ref	
GIS Ref	
Insp Date	10/05/16

!6806!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,400	0	4,281.	383,900	735,300		Year end	12/23/2021
2021	101	FV	341,900	0	4,281.	383,900	725,800		Year End Roll	12/10/2020
2020	101	FV	279,200	0	4,281.	383,900	663,100	663,100	Year End Roll	12/18/2019
2019	101	FV	223,700	0	4,281.	378,400	602,100	602,100	Year End Roll	1/3/2019
2018	101	FV	223,700	0	4,281.	290,700	514,400	514,400	Year End Roll	12/20/2017
2017	101	FV	208,000	0	4,281.	274,200	482,200	482,200	Year End Roll	1/3/2017
2016	101	FV	208,000	0	4,281.	252,300	460,300	460,300	Year End	1/4/2016
2015	101	FV	196,700	0	4,281.	235,800	432,500	432,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:31:41

LAST REV

Date	Time
03/24/21	08:57:35

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6806

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY ANDREW L	1567-157	1	1/6/2021		980,000	No	No		
CAMPBELL JAMES	1481-29		11/16/2015	Change>Sale	499,000	No	No		
	960-82		9/1/1982		90,000	No	No		Y

USER DEFINED

Prior Id # 1:	52374
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1958	Redo Kit	2,500					
8/20/2013	1253	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
10/5/2016	Measured	DGM	D Mann
10/5/2016	Left Notice	DGM	D Mann
5/5/2014	External Ins	PC	PHIL C
1/13/2014	Info Fm Prmt	EMK	Ellen K
12/4/2008	Meas/Inspect	336	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4281		Sq. Ft.	Site		0	70.	1.28	6									383,901						383,900	

Total AC/HA:	0.09828	Total SF/SM:	4281	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	383,901	Spl Credit		Total: 383,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	113109
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431698
Depreciation:	80296
Depreciated Total:	351402

COMMENTS

646-5546, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

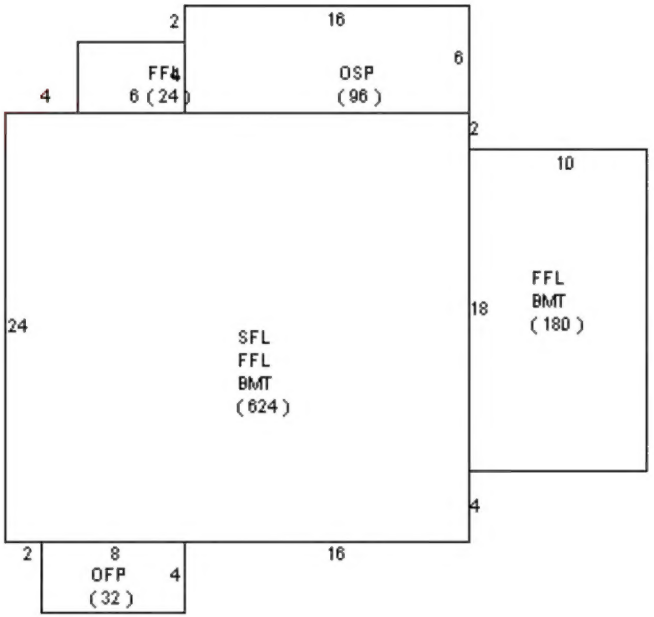
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	147.40
Final Total:	351400	Val/Su SzAd	242.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	828	178.610	147,885
BMT	Basement	804	67.650	54,388
SFL	Second Floor	624	178.610	111,450
OSP	Screen Porch	96	36.320	3,486
OFP	Open Porch	32	43.120	1,380

Net Sketched Area:		2,384	Total:		318,589
Size Ad	1452	Gross Area	2384	FinArea	1733

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35		

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc